

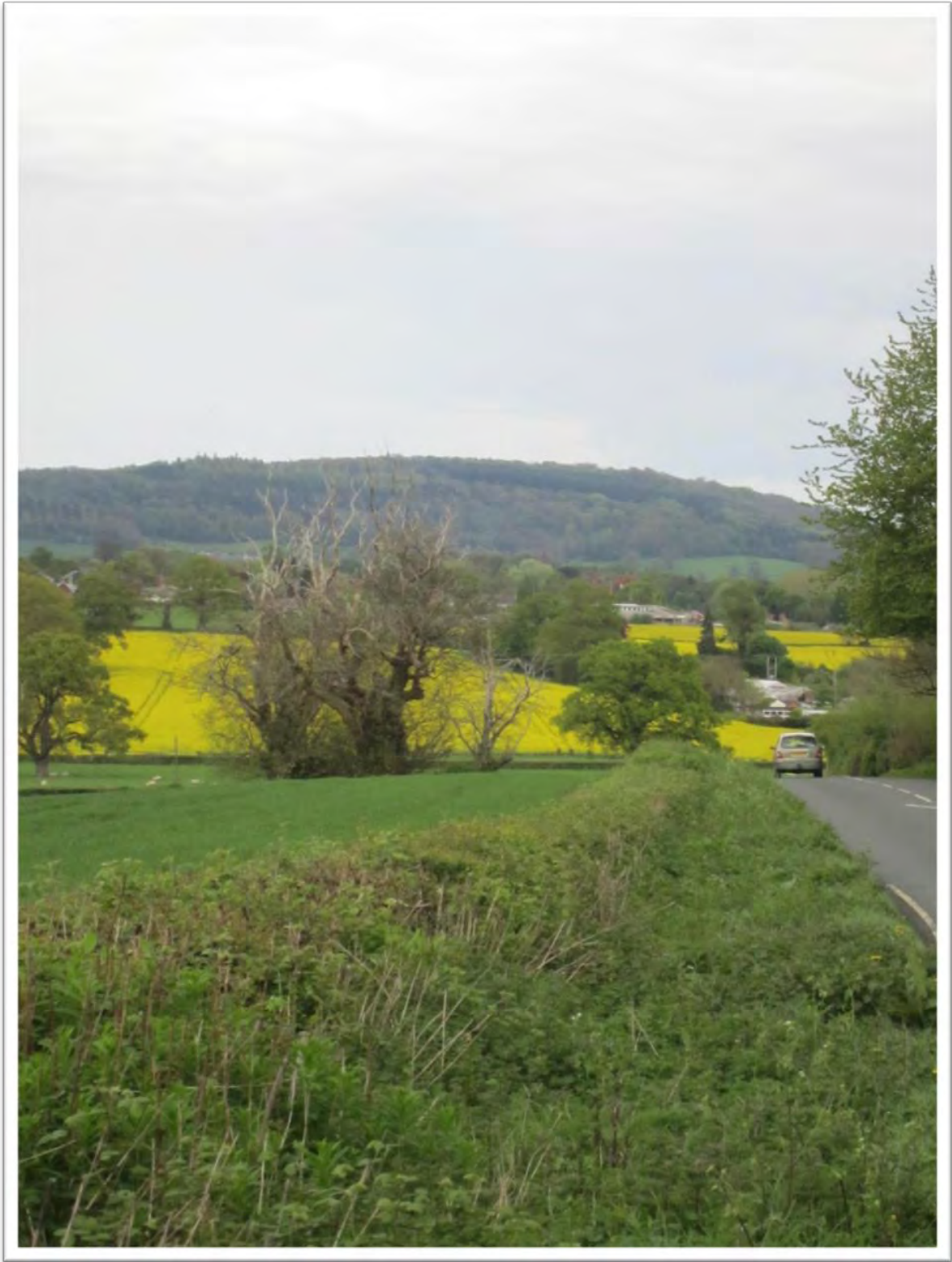
Staunton-on-Wye Neighbourhood Development Plan 2011-2031

Submission under The Neighbourhood Planning
(General) Regulations 2012



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Introduction

The Staunton-on-Wye Neighbourhood Development Plan will be a new type of planning document and is part of the Government's developing approach to planning which aims to give local people more say about what goes on in their area. This is based on the Localism legislation which came into force in April 2012.

Following on from a consultation in the Neighbourhood Plan area in September 2012, and subsequent public meetings and surveys, and a subsequent consultation under regulation 14 of the Neighbourhood Planning (General) Regulations 2012, the Parish Council have now produced this Plan for re-submission to the Local Planning Authority following some minor changes requested by consultees.

The Plan is accompanied by the following documents:

A map showing the area to which the Plan relates.

A written statement explaining how the Plan meets the relevant legal requirements.

A Consultation Statement containing details of who was consulted on the draft Plan, how they were consulted, the main issues and concerns raised and how these have been addressed in the Neighbourhood Development Plan.



Staunton-on-Wye as a Neighbourhood



Staunton-on-Wye is a rural parish with a population of 411 at the time of the 2010 census and, as well as Staunton-on-Wye village itself, includes the hamlets of Letton, Brobury and Monnington-on-Wye. The River Wye has Special Area of Conservation status and the Parish overall benefits from a high quality of environment with a mix of arable land, ancient woodland, pasture and apple orchards and fine traditional buildings. It also contains the Monnington Scar Site of Special Scientific Interest. The village itself has a Conservation Area and a number of listed buildings as well as having a range of facilities including a doctor's surgery, primary school, public house, dedicated play area and community hall. However, access to the whole range of facilities such as a post office, convenience stores and free cashpoints is poorer than

the county as a whole. Broadband speeds are very slow which has considerable ongoing implications for the local economy.

There is a range of housing from old to new, affordable rented to large, privately owned, dwellings, and the stock is in predominantly in good condition.

As with other rural areas in the County the population is growing older. It is the middle aged group which are predicted to show the most proportionate decline over the plan period. Unemployment is relatively low compared to the County and National average although this is likely to be a reflection of the age of the population rather than the availability of jobs for younger people.

Apart from the A438 trunk road which bisects the Parish and separates the more populous northern area from the south (the south being characterised by apple orchards and a scattered medieval settlement pattern with little housing erected after the C19th) the road network on both sides of the main road is largely of substandard width and alignment, which is problematic for any development which would generate large amounts of additional traffic.

Staunton-on-Wye village is where the majority of the Parish population lives and is partly characterised by a concentration of C20th dwellings focused on the 'Old School'. However, there are a number of outlying clusters of dwellings of various eras which, together with the main cluster, constitute the village proper. The challenge for the future is to ensure that overdevelopment is guarded against whilst allowing for an appropriate level of growth over the plan period in locations which satisfy the Neighbourhood Plan policies.



Community Vision Statement

The Community of Staunton-on-Wye wants development in the Parish to be of a type and scale which respects and complements the area's high quality rural environment, allowing for further growth in existing businesses, and well-designed new housing and small business units at appropriate locations. Based on inputs from local residents and other interested bodies the Neighbourhood Development Plan will seek to retain and enhance what is valued whilst enabling the provision of additional development and social and recreational facilities which, taken together, will form the basis for a sustainable future.

Objectives

- To secure proportionate open market and intermediate housing focussed on Staunton-on-Wye village.
- To ensure that all development is sensitive to residential amenity and to the local environment.
- To protect and sustain social and rural service facilities and enable additional provision.
- To encourage and support local enterprise and the creation of job opportunities through appropriate economic development.
- To protect the existing open space provision and provide additional open space, recreational and sports facilities at appropriate locations.
- To involve local people on an ongoing basis in the process of plan-making and delivery of development.



The Neighbourhood Development Plan Policies

The following set of policies has been developed to manage future development in order to achieve the vision and objectives suggested for the Parish. If adopted, decision makers and applicants will have to read the policies as a whole when judging whether proposals are acceptable. The policies set out here have been formulated on the basis of public and business responses to a number of options presented in the original questionnaire and public exhibitions and, in November/December 2014, the six week consultation period required by regulation 14 of the Neighbourhood Planning (General) Regulations 2012, which included contacting a number of Statutory and other consultees.

In line with the community consultations undertaken, and regulation 14 responses received, the policies include 'generic' policies, applying to all new development in the plan period and four main subject areas- Housing, Business and Employment, Community Facilities and Design Principles.

With regard to wind energy development ,(apart from domestic generation), no parts of the Neighbourhood Plan Area were considered as suitable given the area's topography and constraints including landscape, settlement pattern, archaeology and the road network. A summary of the policy and evidence base used in the preparation of the Neighbourhood Development Plan can be found in the Basic Conditions Statement, and consultation responses prior to the regulation 14 consultation can be found in the Consultation Statement.

Where any new development is proposed within the Parish it will be a requirement to demonstrate that, wherever appropriate, environmental improvement measures will be incorporated.

All the policies have been formulated to be in conformity with the revised emerging Herefordshire Core Strategy whilst at the same time avoiding duplication and areas of concern which are beyond the remit of the Parish Council.

The parish council will carry out a review of effectiveness of the policies in the neighbourhood plan every five years, the first review being five years after the adoption of the plan by referendum.

General Policies

These policies have been formulated in response to suggestions received in response to the consultation process that generated this Plan and documented in the Consultation Statement and subsequently via responses received required under Regulation 14 and 16 of the Neighbourhood Planning Regulations and apply to all the following policies in so far as they relate to the development of land.

SOWG1 - Sustainable water management

Development will be supported subject to other policies within this Plan where it is located within Flood Zone 1 (Low Risk). Where small-scale development is deemed necessary (with consideration of the Sequential Test) within Flood Zones 2 and 3 proposals will demonstrate that they are safe and will not increase flood risk to third parties, with flood-risk betterment provided where possible. Development within 100 metres of the boundary of the River Wye Special Area of Conservation will not be supported.

Any development proposals in close proximity to this, internationally important, designation has the potential to harm its integrity and the species within it, and built development within Flood Zones 2 and 3 will lead to increased flood risk in the Plan area. The policy is in accordance with National Planning Policy Guidance and Herefordshire Council's Core Strategy (Policy SD3 – Sustainable Water Management).

SOWG 2- Protection and Enhancement of Green Infrastructure

Proposals for new development will be supported where they demonstrate regard to the Herefordshire Strategy for Green Infrastructure by:

- a) Protecting and enhancing priority habitats, species, ancient woodlands and archaeological, historical and cultural features, and the River Wye as a landscape feature.
- b) Where appropriate providing facilities for recreation and leisure.
- c) Incorporating sustainable drainage solutions.
- d) Incorporating landscaping utilising indigenous species

The Parish of Staunton-on-Wye is situated within the DSC7 District Strategic Corridor as defined by the Herefordshire Green Infrastructure Strategy 2010 where development needs to be sensitive to its unique character and, wherever possible, enhance it and protect against habitat and indigenous species loss and the likelihood of flooding.

Housing



SOWH 1 – New Housing Development-Staunton-on-Wye Village

Further proposals for new housing will be supported within the built up area of Staunton village (see appendix 1), (excluding land within the Conservation Area), subject to their satisfying the following criteria:

- a) That there is a maximum of three dwellings per plot.
- b) That development provides a mix of predominately two, and three bedroomed properties but not wholly to the exclusion of larger dwellings in appropriate locations
- c) That new housing is of a single plot depth and fronts directly onto the existing village road network.
- d) That new housing relates directly to the existing built form i.e. has the character of infill or is located opposite an existing built up frontage.
- e) That safe vehicular access and adequate off road parking can be achieved.
- f) That there is no adverse impact on the environment or privacy or amenity of neighbours.
- g) That design and materials are in accordance with policy SOWD2 .

Proposals for more than three dwellings per plot are likely to be refused permission by reason of being out of scale and context to the local pattern of development in the village. Where such proposals are submitted evidence will be required to satisfy appropriateness to context and other impacts upon residential amenity and any other additional benefits that might be brought by the development.

Staunton-on-Wye has been identified in the Herefordshire Core Strategy Policy RA1 as focus for proportionate housing growth in the period 2011-2031 with a growth target of 12% (Kington Housing Market Area). This will enable the Parish to sustain, and hopefully add, to a range of services and enhance community vitality.

The principal demand for accommodation in this rural location, as identified in the Housing Market and Affordable Housing Surveys, is for small to medium sized family dwellings, although the Local Housing Market Assessment updated in 2013 does indicate that there is a premium attached to three and four bed homes, and that there is evidently a market for larger detached properties within the Housing Market Area. Since 2011 there have been planning approvals for 21 housing units of which 4 (19%) have been defined as affordable. Of the 21 units 16 have been permitted outside the village development boundary as defined in the Unitary Development Plan. Of these, 11 units are to be accommodated in 'estate form' (Bliss House).

The housing target for the village has already been met (with the exception of the 35% of affordable units required in the Core Strategy) the public consultation, on which the draft Neighbourhood Plan is based, identified an aspiration for further small housing development with more of an 'infill' character. It is expected that further development of individual houses will exceed the target by 2031. It has, therefore, been considered reasonable to allow for 'windfall' housing which will also accommodate the shortfall in affordable provision in line with the results of the community consultation.

This will provide a greater range of housing, help to consolidate the village form and assist in strengthening the provision of local facilities.

The current development boundary is tightly drawn and includes facilities such as the village hall, old school and doctor's surgery. However the village is not of nucleated form, (the Grade 1 listed Church occupies an isolated position to the east of the main built up area), and there are a range of properties dating from the C17th to the C21st century both inside and outside the development boundary. The option of retaining or dispensing with a development boundary in the Neighbourhood Development Plan was offered in the consultation process and the consensus was to remove it and replace it with a criteria based approach. Housing development north of the A438 will be accepted subject to the strict criteria laid down in SOWH1.

For the sake of clarity this means that proposals for housing directly fronting onto adopted highways included in the map at appendix 1 will be acceptable in principle subject to the following limits:

- a) North from the A438 as far as The Sergeants and Duck Street.
- b) Eastwards as far as the access to Kilkington Manor.

The fact that the majority of new housing has, until now, been consented outside the development boundary is symptomatic of that boundary being over restrictive and Policy SOWH1 seeks to enable proportionate and appropriate housing provision, over the plan period, in accordance with the Core Strategy, whilst ensuring sufficient availability of land, distributed in such a way as to maximise integration with the existing fabric.

SOWH2 - New Housing or other Residential Accommodation in Staunton Conservation Area (see appendix 2).

Proposals for development in the Conservation Area will be supported where it can be demonstrated that:

- a) The location, layout and number of units proposed can be accommodated without detriment to the environment, character and appearance of the Conservation Area and will protect and enhance its features and the setting of its listed buildings.
- b) There will be no unacceptable impacts on the privacy and amenity of dwellings within and adjacent to the Conservation Area.
- c) That the development proposals can satisfy the development and design principles contained in policy SOWE.

The Staunton-on-Wye Conservation Area is focussed on the imposing structure of the Old School in an open setting which also contains a number of smaller buildings (almshouses and dwellings) erected in a complimentary style by the charitable trust and which are visually subservient to the Old School building.

Whilst it is acknowledged that it is essential to ensure the continued use and preservation of the Old School, and that this can be facilitated by way of enabling development, it is important that such development does not compromise the purpose of the designation.

In April 2014 an application for a Nursing Home sited to the rear of the Old School, and designed to mirror the existing building, was approved by the Local Planning Authority. This policy is retained to guide any alternative or further proposals within the Conservation Area as is Policy SOWE which relates to the wider range of development and not just housing.



SOWH 3- Affordable Housing

Affordable Housing proposals will be supported in the Parish subject to compliance with policy SOWH1 and satisfaction of all of the following criteria:

- a) The satisfaction of the affordable allocations policy adopted by Herefordshire Council.
- b) The entering into a Section 106 agreement to ensure continuity of occupancy.
- c) In the first instance two to three bedroomed dwellings are to be provided with a preference for the tenure to be in the form of shared equity/shared ownership units unless there is evidence of alternative need demonstrated in surveys undertaken by the Local Authority or Parish Council.
- d) The design and use of materials is such that affordable units are visually indistinguishable from open market housing.

Herefordshire Council have identified Staunton-on-Wye as a village where there is to be a mix of housing types (not exclusively affordable dwellings).

The village currently has 13 Housing Association properties all of which are classed as 'social rented units' but there is an absence of 'intermediate housing', (affordable housing at prices and rents above those for 'social housing' but below open market rates). The Local Affordable needs survey, published in March 2010, identified a

demand for 5 properties, 3 of which were, if possible, to be pegged at below market prices and provided on a shared equity/ownership basis.

The Local Housing Market Assessment 2013 shows that in the Kington Housing Market Area the proportion of newly forming households who are typically younger, unable to buy or rent without support is considerably higher than elsewhere in the County with 67% of new households aged under 45. This, taken together with the rural nature of the Parish and the current and consented provision of rented accommodation, points to an ongoing need to focus on the intermediate sector, in particular, to provide balance

The permission recently granted at Bliss House requires 4 affordable units to be provided, 2 of which are to be for social renting and 2 for intermediate housing. These units are to be constructed prior to the occupation of more than four of the open market houses.

If Staunton-on-Wye is to contribute fully to the affordable housing targets for the Kington Housing Market Area further units are, therefore, likely, to be required over the plan period.

Policy SOWH 3 seeks to ensure that the Parish can accommodate the requirements of the Core Strategy whilst allowing for a range of tenure identified as desirable in the public consultation and which will be appropriate to need.

In the first instance units will only be available to Parish residents and, in the absence of such takers, the hierarchy adopted by the Local Planning Authority will be followed, commencing with residents of adjoining Parishes.

SOWH4-Rural Exceptions Housing (Non Affordable).

In the parish generally individual houses outside the built up area of the village of Staunton-on Wye will be supported in the following circumstances:

- a) Where it has been demonstrated that there is a functional and financial requirement for an agricultural workers dwelling on an existing or proposed holding.
- b) Where it has been demonstrated that there is a viable rural enterprise which requires an on-site dwelling.
- c) Where, within the building envelope of a farm complex or other business, there is the opportunity to provide a dwelling exclusively for family members who are not wholly engaged in farming or business activities.

In all the above cases the proposal will need to demonstrate safe access, neutral or positive landscape and other environmental impacts and compliance with policy SOWD2.

With the exception of Staunton-on-Wye village the whole Parish, including the hamlets of Letton, Brobury and Monnington-on-Wye, is classed as open countryside with consequent restrictions on most forms of development.

Policies SOWH3 and SOWH4 seek to encourage, within rigorous limits, the strengthening of the rural community and enterprise and ensure that families and, particularly, the younger generation have the opportunity to participate in rural life and economic activity. This may also be linked to live/work proposals.

The planning system has methodologies and tests which applicants must use and satisfy with respect to new agricultural and rural enterprise dwellings (including the granting of temporary permissions while viability is tested) and recommendations of approval from the Parish Council will be conditional on applicants providing sufficient and satisfactory evidence and justification.

Business and Employment

SOW B1-Retail Development

Proposals for small retail development (Class A1-under 80sqmetres floor space) in Staunton-on-Wye will be supported subject to it being demonstrated that adequate access and parking provision can be achieved and compliance with policy SOWD1&2.

The only retail outlet with a component of A1 uses is at the Oakchurch Farm Shop which is in the open countryside at the eastern end of the parish. Whilst it is acknowledged that modern retailing trends, including on-line shopping, militate against small convenience businesses it would both be advantageous to the local community, and in conformity with sustainability principles, if everyday foodstuffs and other basics or services could be purchased without having to resort to travel .The consultation process has given support to such provision .This policy provides a framework for such a possibility, either by way of a sponsored village enterprise or private business proposal.

Whilst, understandably, Staunton is not identified within the Core Strategy retail hierarchy, this will not preclude proposals being supported, if of an appropriate scale, below 80sq metres (this being a nationally accepted measure of what is considered to be a 'small' retail unit).

SOWB2- Expansion of Existing (Non Agricultural) Businesses

Proposals for the expansion of established enterprises will be supported subject to compliance with all of the following criteria:

- a) The highway network, access and parking provisions being sufficient to accommodate any increase in traffic.
- b) Any impacts on the amenity of neighbours being acceptable.
- c) The development being capable of being accommodated in such a way as to be sympathetic to the landscape and environment.
- d) The proposals being in compliance with policy SOWD 1&2.

The village of Staunton-on-Wye, and the Parish more generally, is served by narrow roads which cannot safely accommodate large vehicles and this will need to be taken into account when considering applications for expansion of existing and new businesses.

There is a mix of businesses in the Parish ranging from home working enterprises employing 1 person to the largest employer Oakchurch Farm Shop and Garden Centre which, (at the time of survey), had 35 permanent and 7 part-time employees.

Of the 16 businesses who returned the Parish Council's questionnaire 10 indicated an aspiration to grow and the policy seeks to facilitate such growth with appropriate safeguards

SOWB3- Agricultural/Horticultural Diversification and Expansion

Proposals for development on agricultural/horticultural enterprises requiring planning permission, with the exception of poly tunnels, will be supported subject to the following criteria:

- a) Access arrangements being adequate to accommodate any increase in traffic generated by the proposal.
- b) Any landscape, environmental and amenity impacts being acceptable.

Staunton-on-Wye Parish is characterised by a mix of rural land uses including extensive orchards (associated with the cider brewing business), large areas of poly tunnel coverage (associated with soft fruit cultivation) and mixed arable and livestock farms which create a landscape which combines both traditional and modern characteristics. This is indicative of an industry with significant range and vitality and within which innovation needs to be supported subject to acceptability of impacts.

SOWB4- Poly tunnel Development

Further poly tunnel development will be supported where it can be demonstrated that:

- a) The development will not give rise to unacceptable cumulative landscape, environmental, visual and amenity impacts with existing poly tunnels.
- b) The development will not have unacceptable visual and amenity impacts on dwellings in the locality.
- c) The development will not give rise to significant vehicular movements on substandard parts of the highway network.
- d) Safe vehicular access is achievable.
- e) The development will be capable of being served with sustainable drainage measures and be shown not to have adverse impacts on the River Wye SAC.
- f) There will be no unacceptable impacts on ecological, heritage, landscape or cultural assets.

Whilst it is acknowledged that poly tunnels are an important part of the agricultural/horticultural economy the parish has, over the years, become a focus for large areas of permanent, and seasonal, poly tunnel cover which have had a significant impact in terms of the wider landscape and the amenities of local residents. This was reflected in the public consultation where a significant number of people expressed concerns over proliferation. It is, therefore, important that any further development of this kind be accompanied by detailed supporting evidence demonstrating that the criteria in policy SOWB4 can be satisfied.



SOWB5 - Change of Use

Proposals for change of use of redundant agricultural buildings in the Parish to residential and holiday accommodation and non -agricultural business will be supported where it can be demonstrated that:

- a) the use proposed will not give rise to unacceptable highway, amenity, landscape or other environmental impacts.
- b) the change of use can be achieved in compliance with policies SOWD1&2.

This policy seeks to ensure that the building stock is retained with appropriate re-use in such a way as to support and strengthen the local economy and in sympathy with the character of the Parish.

SOWB6 - New Employment Generating Enterprises.

Proposals for new employment generating enterprises will be supported within the village of Staunton-on-Wye and to the north of, and with direct access onto, the A438 subject to satisfying all of the following criteria:

- a) Demonstrate that landscape, environmental and amenity impacts are acceptable.
- b) That the highway network, access and parking standards are adequate.
- c) That the proposal is on a 'brown field' site or
- d) That any proposal for a green field development must:
 - i. Be accessed by vehicular traffic from the A438 to the satisfaction of the highway authority.
 - ii. Demonstrate ways in which the proposal can provide employment for the local community.
 - iii. Either be served with pedestrian access and be within reasonable walking distance of the village or provide a travel plan showing that transport will be arranged for local employees to go to and from work without having to use individual transport.

Proposals that are related to the local economy such as for tourism, food production or manufacture, environment or agriculture are particularly encouraged through this policy.

Proposals with a demonstrable adverse impact on local amenity, landscape and other environmental impacts particularly highways will be refused permission.

Whilst it is accepted that the Herefordshire Core Strategy rightly focusses on the provision of major employment in the larger centres it is also the case that, nearly all of the County, (including Staunton-on-Wye Parish), is within a 'Rural Regeneration Zone'. A key objective for the plan period is to develop a strong, diverse and sustainable rural economy. The challenge for the zone is to invest in activity that supports the diversification of the economy towards higher waged, knowledge intensive employment whilst continuing to develop the more robust aspects of the existing economies of food and farming, tourism and creative industries. It is acknowledged that, whilst it is not a matter that can be directly translated into policy, the business survey responses highlighted the lack of high speed broadband provision in the Parish and the Parish Council will encourage and support infrastructural improvements in this regard whenever possible, including obtaining contributions derived from development proposals where appropriate.

Whilst recognising that Staunton-on-Wye village must be the focus for any new development, the Parish Council are acutely aware of the severely substandard nature of the village highway network and its accesses onto the A438. It is for this reason that the Council are prepared to consider 'green field site' development with direct access onto the main road. In such circumstances it would need to be demonstrated that such development will provide employment opportunities for local residents and that there is a commitment to the provision of means of transport which would reduce the reliance on private transport.

Community Facilities





SOWC1- Retention of existing Community Facilities

a) Development proposals will be supported where they will improve and otherwise encourage the use and viability of the following facilities:

- I. Staunton Village Hall.
- II. Staunton Church.
- III. Monnington Church.
- IV. Staunton Doctor's Surgery.
- V. The Staunton-on-Wye Endowed Primary School.
- VI. The New Inn Staunton
- VII. Portway Inn
- VIII. The Swan, Letton

b) Proposals for any change the use of the following facilities will be not be permitted unless the community (in the form of the Parish Council or other recognised community organisation) has been given first opportunity to take them on in order to retain their use. Applicants will be expected to show the steps taken in the relevant land or property being marketed to the community, including the parish council and community organisation affected, for a period of at least 12 months.

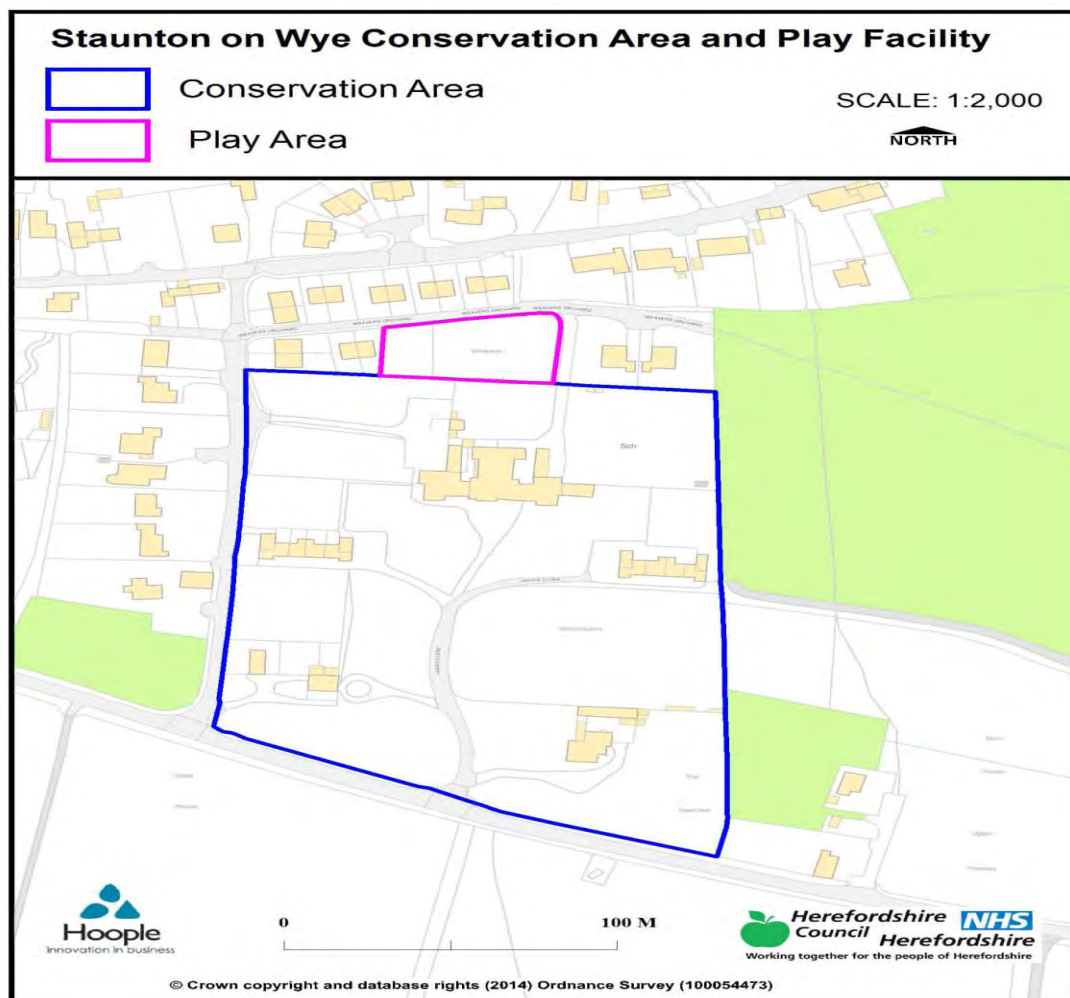
c) There will be a presumption against the loss of these community facilities unless it can be shown they are no longer viable and a community based usage has been explored, as per clause b) above. In such cases, flexibility will be given to enable these facilities, local shops, services or public house to diversify into ancillary retail and tourism opportunities, which may enable the business to continue to serve the local community.

Whilst the Parish does not contain a settlement with the full range of facilities it does have a number of facilities which are very important to community cohesion and life as demonstrated in the consultation process and whose loss would have a detrimental impact on the community and its future. In the event of retention not being practicable SOWD1 will apply.

SOWC2- Retention and Extension of Recreational and Community Facilities

Development proposals will be supported where they will improve and otherwise encourage the use and viability of the existing recreational facility (abutting the Conservation area and highlighted in the map below).

Any development likely to adversely affect the existing recreational facility highlighted on the plan below will not be permitted.



Although the Parish has a high quality rural environment and an extensive public footpath system ,the village open spaces provide an opportunity for community play and recreation and are a valuable asset which should be retained and, where possible, enhanced and extended. The consultation process showed strong support in this respect. The Parish Council will action and support consideration of further, recreational and community facilities, within Staunton-on-Wye Village.

The planning permission for housing at Bliss House was granted subject to a Section 106 Agreement which requires contributions which the Parish Council will use to provide additional and enhanced open space and sport and recreational facilities for the benefit of the community.

Any further monies accruing to the community over the plan period from section 106 agreements and the Community Infrastructure Levy will be put to this purpose and any other community projects identified as being required.



Design Principles

SOW D1- Change of Use

- a) In the case of traditional buildings proposals for change of use will be supported where it can be demonstrated that the new use can be accommodated without substantial extension and that existing materials and features have been retained and enhanced.
- b) In the case of modern building, if alterations to features and material are proposed, their type and colour must ensure that there is no additional visual impact over and above that which exists.

It is in the interests of the local environment and economy that, where they provide a valuable link with the past and/ or can be utilised to continue to provide value, buildings should be able to accommodate new uses and retained as part of the existing stock , reducing the overall need for new building in a predominantly rural environment.

SOWD2-New Building

Subject to compliance with the other policies in the Neighbourhood Plan the erection of new buildings will be supported where they comply with the following criteria:

- a) Dwellings and other non –agricultural/business buildings.
 - i. Unless it can be demonstrated that the design and use of materials will result in a building of exceptional and unique architectural merit the new building is encouraged to be of one or two storeys and of a scale which matches its surroundings.
 - ii. The use of external material blend in with surrounding buildings.
 - iii. The incorporation of energy efficient components as well as renewable energy components will be encouraged. Where incorporated on a roof these should, whenever possible, be of a low profile and non reflective.
- b) Agricultural and Business Buildings.
 - i. The building/buildings will, unless function requires otherwise, be of low profile.
 - ii. The external materials will be of a colour and type that reduces visual impact and blend in with any surrounding buildings.
 - iii. Renewable energy installations are encouraged but, where visible in the landscape, they must be designed to reduce impact (e.g. avoiding sky lines, insertion in line with roof slopes, use of solar slating, minimisation of reflective materials).

Whilst the existing building stock in the Parish is varied, ranging from listed buildings to C20th housing estates, (most clearly in evidenced in Staunton-on-Wye village itself), good design is an important contributor to environmental quality and well-being .In addition, it is now recognised that it is important, in the case of housing , that affordable units should be indistinguishable from open market housing and a combination of reduction in the number of units and good quality design and materials can achieve this.

The Old School and Staunton-on-Wye Conservation Area

SOWE- Development and Design Principles

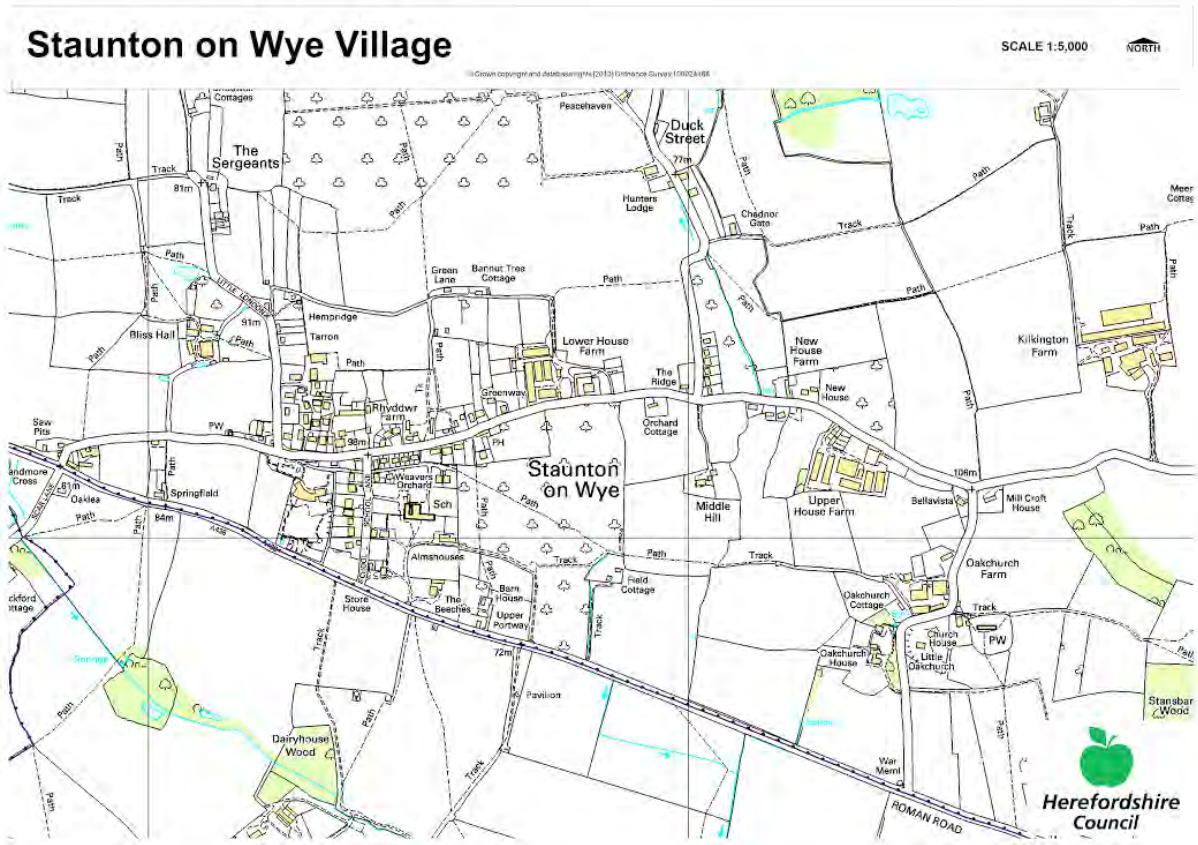
- a) The Old School Listed Building
Proposals for reuse of the Old School will be supported subject to their being sympathetic to the external and internal fabric of the building and its setting and include improved access to the A438 to the satisfaction of the Highway Authority.
- b) Staunton-on-Wye Conservation Area
Proposals for development based on enabling retention/reuse of the Old School will be supported provided that:
 - i. They are of a scale which does not affect the setting of the Old School and the various listed buildings associated with it.
 - ii. They employ the use of materials, fenestration, proportion, boundary treatments and detailing which complement the existing buildings within the Conservation Area.
 - iii. They have vehicular access by way of an improved entrance/exit onto the A438.

The Old School is an imposing C19th red brick structure in Tudor Gothic style erected by the Jarvis Educational Foundation (as were the other Grade 1 listed buildings in the vicinity). Its size and rural location have militated against continued use and it currently lies empty but with a proposal for conversion to flats. The Conservation Area boundary is based on the extent of the Jarvis project and has recently been the subject of approval of an application for a nursing home. As well as it being of importance to protect and enhance the Conservation Area any new uses have the potential to have a positive effect on the village and wider community if they are of an appropriate type. This policy is retained to apply to any further development proposals.



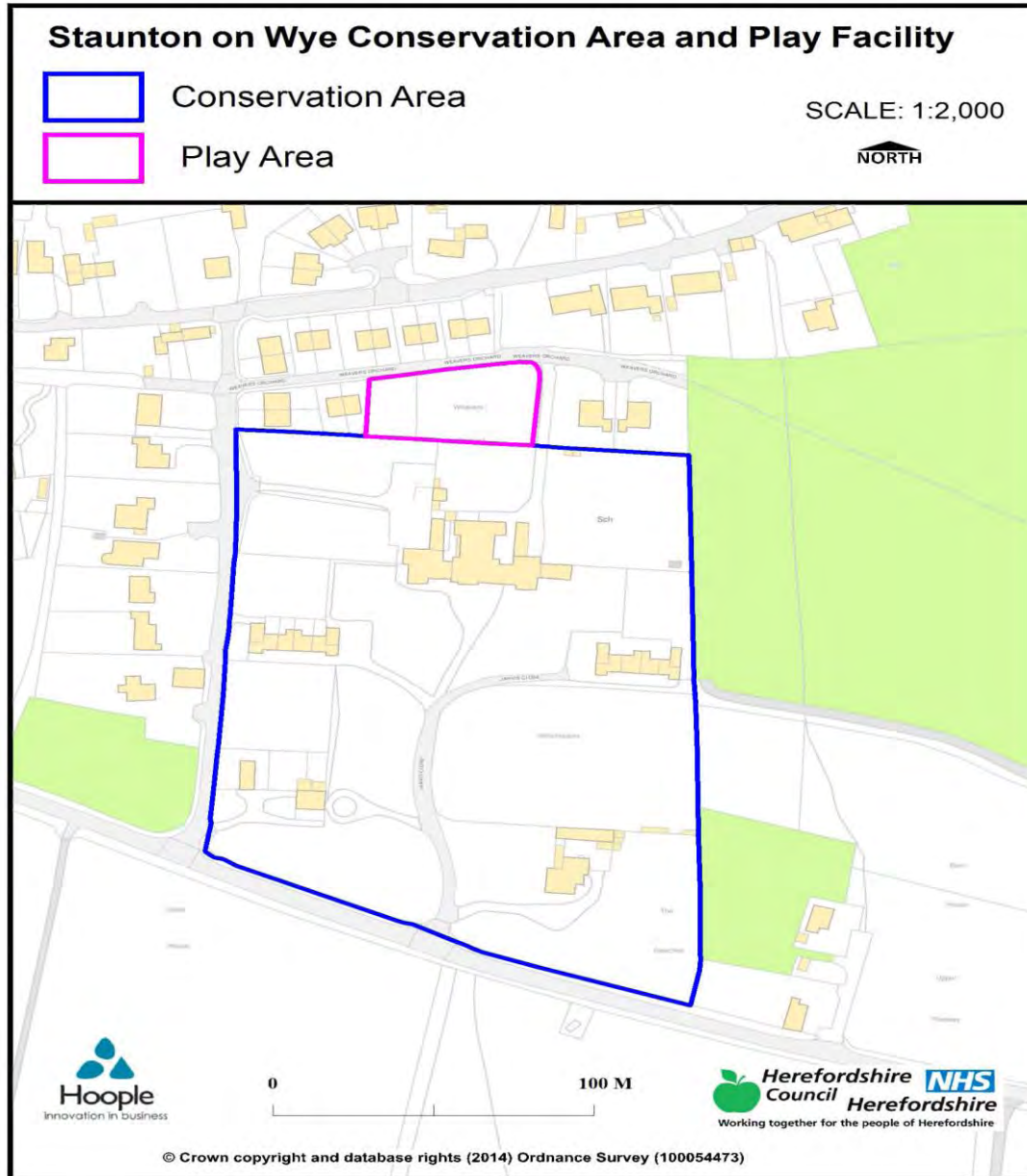
Appendix 1

Staunton-on-Wye Village



Appendix 2

Staunton-on-Wye Conservation Area and Play Facility



Appendix 3

The Neighbourhood Plan Boundary

